



Deighton Road, Wetherby, West Yorkshire, LS22 7BB

- TWO BEDROOM APARTMENT
- COMMUNAL GARDEN
- OPEN PLAN LAYOUT
- SOUGHT AFTER LOCATION
- ALLOCATED PARKING
- EPC RATING - C / COUNCIL TAX - B

Asking Price £160,000



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DESCRIPTION

Hunters Wetherby are proud to present to market this modern ground floor, two bedroom apartment in the sought after market town of Wetherby which offers generous living accommodation and private parking. This apartment is absolutely perfect for first time buyers.

Upon entering the property, you are welcomed by a hallway guiding you into the heart of the home - an open-plan kitchen/living/dining area. This graciously proportioned space has been thoughtfully designed to create a versatile environment for everyday living. The seamless flow of the layout provides a central hub for relaxing and entertaining. The kitchen features integrated appliances and shaker-style wall and base units that offer ample storage. The spacious lounge is perfect for cosy evenings in and is filled with light, courtesy of the large glass doors which allows access to the parking area.

Proceeding into the principal bedroom, this generously proportioned space comfortably accommodates a double bed and additional furniture. The room is further enhanced by an ensuite bathroom and storage cupboard. The ensuite features a three-piece suite, including a walk-in shower cubicle, a wash hand basin, a low-level W/C, and a heated towel rail.

The second bedroom is another double room, complete with integrated storage.

The main bathroom features a panelled bath with a shower attachment, a wash hand basin, and a low-level W/C.

Externally, the grounds of the property are well kept featuring block paved pathways, grassed areas with mature bushes and trees. Stairs lead to the communal gardens and bike store. This property also benefits from one allocated parking space with ample visitor's parking available.

The property is located in a popular area of the town just off Deighton Road and within level walking distance of excellent town centre amenities and schools for all age groups. Wetherby is well placed for easy access to the A1 and M1 motorways for swift travel both north and south. The immediate area offers many countryside walks and a regular bus service to Leeds and Harrogate.

Wetherby is a picturesque town on the River Wharfe, with a market charter dating back to 1240 when Henry III granted the Knights Templar a charter for a weekly market. The market is still held today, every Thursday, centred on the Town Hall.

AGENCY NOTE - There is annual service charge of £2437.19 and a combined annual ground rent and insurance cost of £514.08. From 1/4/2003 less one day, there are 125 years remaining on the lease.

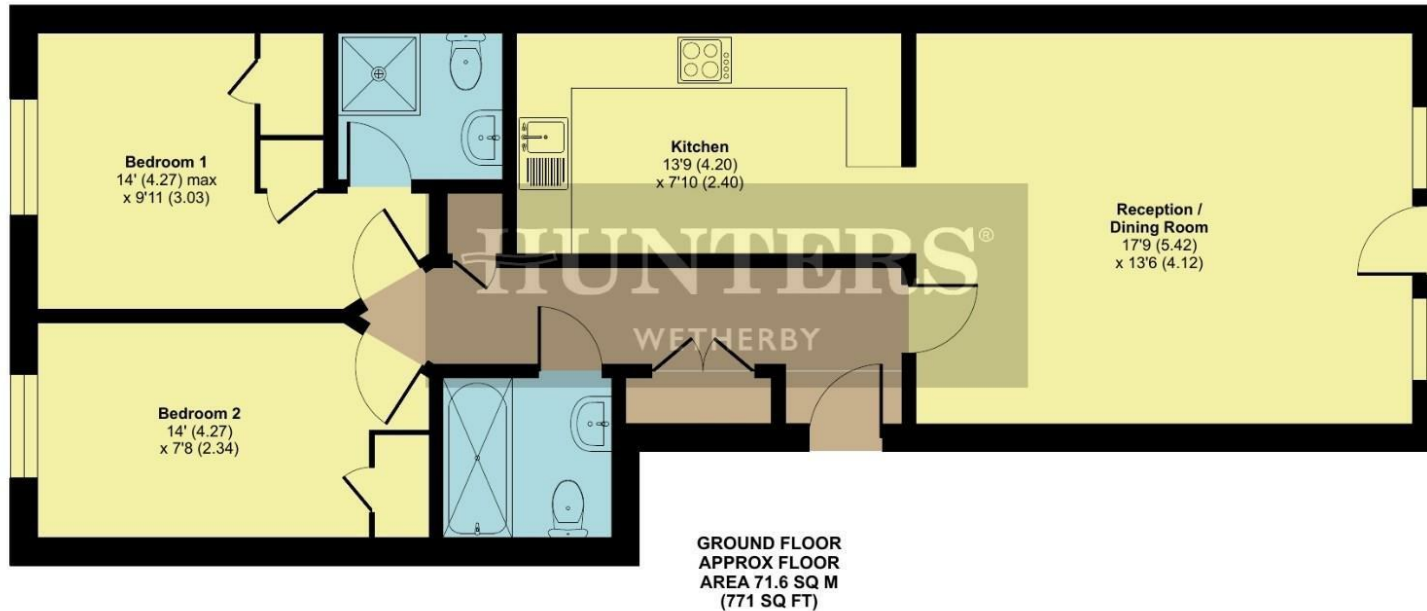




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Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1377329

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

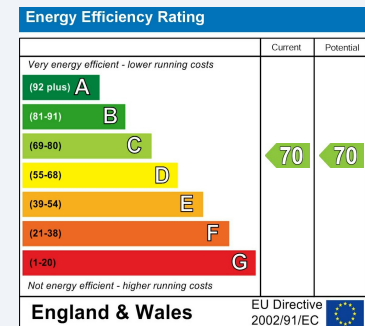


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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

